

*Sycamore Creek P.U.D. Homeowners' Association  
Board of Trustees Meeting*

***Minutes of Regular Board Meeting***

***June 7, 2005***

The June 2005 regular meeting of the board of trustees opened at 7:01 PM. by the President and adjourned at 7:45 PM. The meeting was conducted at the Sycamore Creek PUD Homeowners' Association Clubhouse, 1450 Sanzon Drive, Fairborn, Ohio 45324.

- Roll Call was taken
  - o The following members of the board of trustees were present:
    - ☞ President William Ziegler
    - ☞ Vice President Judith Halsall
    - ☞ Treasurer Dana Gang
    - ☞ Secretary Thong Tran
    - ☞ Member-at-Large Ximena Chrisagis
    - ☞ Member-at-Large Sally Miller
  - o The following members of the management team were present:
    - ☞ Financial/Legal Manager Robert Halsall
    - ☞ Office Manager Clara Fletcher
  - o The following owners/renters were present:
    - ☞ Rita Ziegler (1466)
- President's Opening Remarks: The President presented a candy bar to the person most mentioned in correspondence this past month.
- Reading of the minutes, May 14, 2005. The minutes were approved as presented.
- Reports of Officers of the board:
  1. Treasurer: Deferred to the Management Report
  2. Secretary: Deferred to the Management Report
- Reports of Committees:
  1. Architecture: The request for installation of a new garage door and front door at 1484 was approved. The removal and replacement of the bush next to the chimney at 1436 was approved at owners' expense. The request for the owner to remove and replace the new bushes in front of 1398 with a different kind of bush was not approved.

- 2. Landscape: It was reported to the board that the new landscaper has had some problems getting to our development on a regular basis, and the job done when they do get here is substandard. Meetings with the contractor have resulted in a new crew being assigned and the work has shown improvements.
- 3. Newsletter: The Summer Edition is scheduled for delivery on June 21, 2005. A draft copy was provided to the board members with a request to provide any changes or additions by June 10, 2005.
- 4. Pool: (D. Gang) The pool opened on schedule over the Memorial Day weekend. The pool team is working out well and no major problems have been identified.
- 5. Parking: No report
- 6. Social Events: A dinner will be held later in July for those who wish to participate. Everyone is to bring his or her suggestions to the next board meeting.
- ⌘ Management Report: The management report was provided to the members of the board of trustees and explained.
- Unfinished Business:
  - 1. Legal Actions:
    - Sheriff's sale of a past due owner. Pending Bankruptcy Action
    - Small claims action against a unit in arrears. Judgment obtained on December 1, 2004. Garnishment actions were taken and completed during the past month. Additional collection action is not required.
  - 1. Rewriting of Declarations of Covenants Status: Legal review has been accomplished and it was determined that we would wait until the upcoming law is in place for P.U.D.s.
  - 2. Termite Inspection/Treatment: Status of the on-going project was reported to the board. The first treatment started on June 7, 2005.
- New Business:
  - 1. Letter from owner of 1468 Sanzon Drive dated, May 31, 2005: No response is required. Comments are noted in the minutes of each meeting.
  - 2. New Clubhouse Refrigerator: It was noted that the refrigerator is going out and needs to be replaced. The board appointed a committee consisting of Sally Miller, Judy Halsall and Bob Halsall to research the issue and make the purchase not in excess of \$500.00
- ⌘ Announcements: None
- Homeowner's Concern(s): None
- Adjournment.

Minutes accepted by the board of trustees at their regular meeting on June 7, 2005.

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William Ziegler  
President